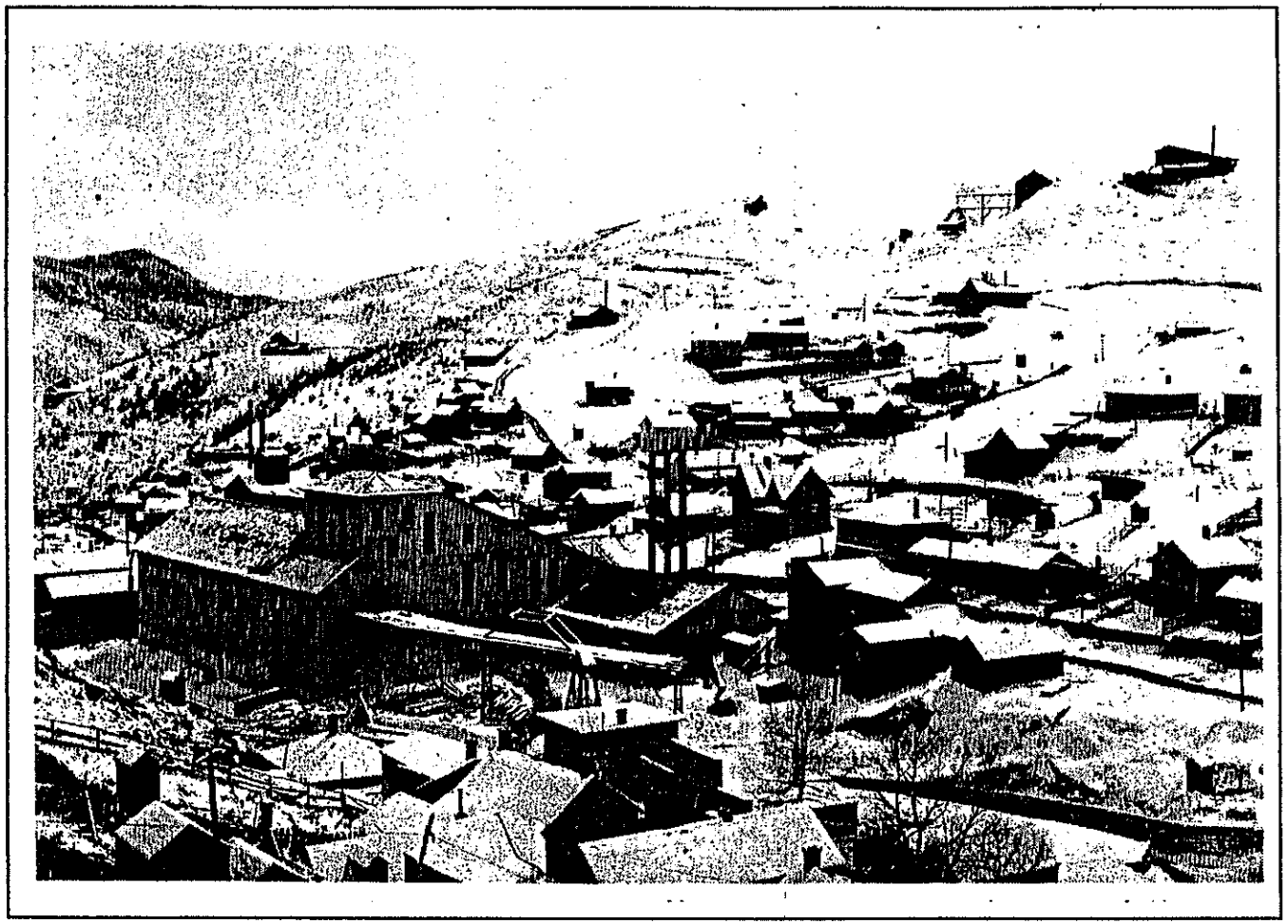
CHAPTER 9:

GREGORY STREET MIXED CHARACTER NEIGHBORHOOD



DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Photograph:

Photo of Mountain City, Colorado taken in 1899 by H.H. Lake. Mountain City became a part of Central City when Central City obtained its charter in 1864.

CHAPTER 9
GREGORY STREET MIXED CHARACTER NEIGHBORHOOD: DESIGN GUIDELINES

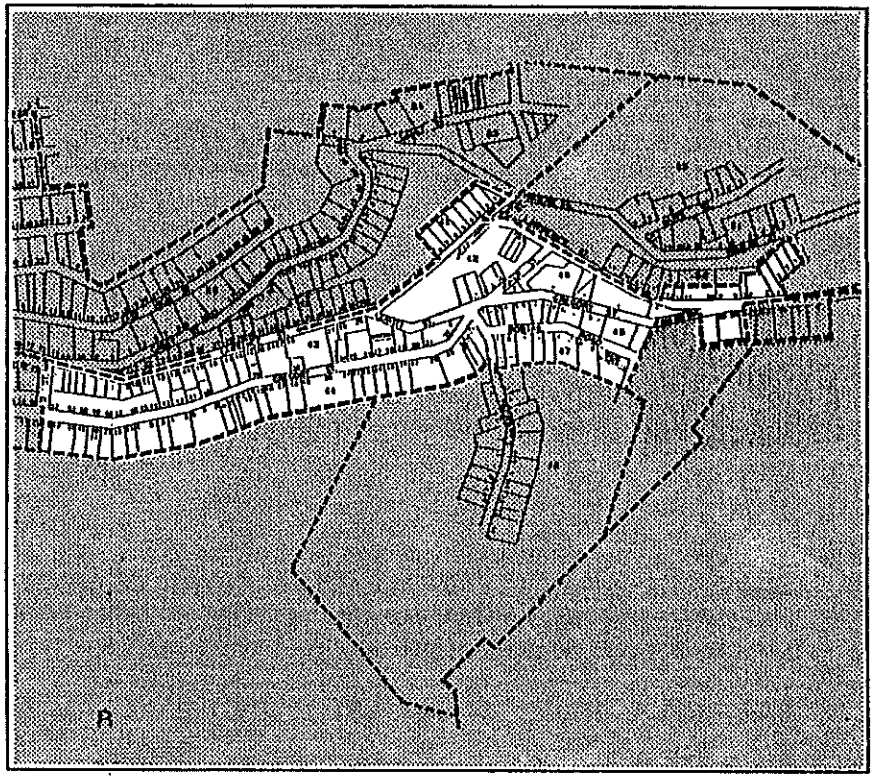
The Gregory Street Mixed Character Neighborhood retains a small number of commercial, residential and inactive mining structures. Remains of large mill buildings and monuments are also found in this area. Located north of Mammoth Hill, this neighborhood is defined by "D" Street to the west, Lawrence Street to the north, Black Hawk City limits to the east and the base of Mammoth Hill to the south. See the adjacent map for a complete boundary delineation.

Goals for the Neighborhood

The goal for the Gregory Street Mixed Character Neighborhood is to re-establish its historic mixed-use character. This neighborhood has changed extensively since its early days. Once densely-built with commercial, mining and residential buildings, it now is sparsely developed. Substantial new development is anticipated. As this occurs, it should do so in a manner that reflects some of the historic density. A variety of building types and sizes should be developed that reflect the importance of this once diverse neighborhood.

While new development occurs, the community's goal is to preserve the few surviving historic structures of the neighborhood. This is not to say the historic character should be exactly reproduced. On the contrary, new development should be distinguishable from the historic condition while also conveying a sense of the earlier buildings. In particular, variety in building sizes, forms and materials should occur in each large project that echoes the character of historic development.

The second high priority goal is to respect the Gregory Gulch Drainage Corridor. The Gulch should be adapted to a new public use as an amenity rather than a liability. Where it does remain open, it should be cleaned up and stabilized. Landscape design improvements should enhance the Gulch and the character of the historic district.



The Gregory Street Mixed Character Neighborhood.

Historical Descriptions

Building Description (Historical)

"Variety in building character" summarizes the historic setting of the Gregory Street Mixed Character Neighborhood. Gregory Street, which stretched from Packard Street west to "D" Street, served as the central artery that connected properties along the south side of the Gulch. On the north side, Lawrence Street provided access to downtown. At the intersection of Gregory and Packard Streets stood the commercial center of the early community of Mountain City, which at one time had a population of about 1,200 citizens. Along other parts of the Gulch, residential, commercial and mining buildings lined the streets, with significant amounts of open lots and yards interspersed throughout the neighborhood.

Buildings on both sides of the Gulch faced each other along Gregory and Lawrence Streets, providing a strong sense of "neighborhood". Overall, a mixture of residential, commercial and mining buildings made up the historic character of this neighborhood.

Examples of building types and uses in this neighborhood included the Buell Mine and Power Plant, the Bates-Hunter Mine, boarding houses, lumber storage yards, furniture stores, Chinese laundries, a carpenter's shed, a barber shop, a fire station, and many residential structures.

Most buildings had fenestration patterns that were similar to residences, even when they were commercial or industrial structures. Except for the occasional commercial false front, large storefront display windows were rare. Wood clapboard siding was the predominant material, although brick and stone were also used.

Building types for the Gregory Street Mixed Character Neighborhood

The following building types were seen historically in the Gregory Street Mixed Character Neighborhood. New designs should convey the overall character of these building types, in terms of scale, form, shape and materials. Also see the description of architectural styles on pages H-5 and H-8.

Residential Structures
Wood frame, gable-roofed structures, usually of one or two stories, with porches defining the entrances and oriented to the street.

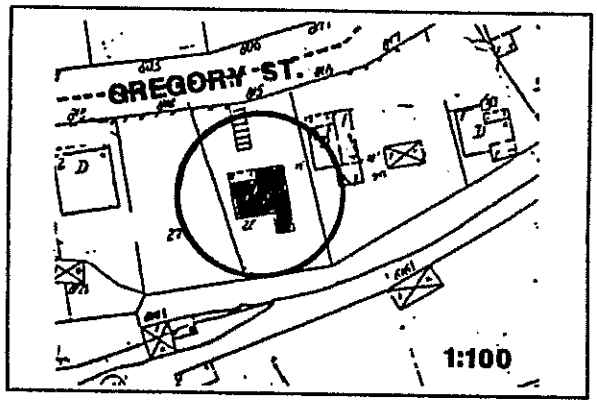
Boarding Houses
Similar in form and construction to residential structures, but larger. Occasionally two and three stories.

Commercial Structures
Rectilinear in form, usually with a false front oriented to the street. One and two stories in height, built of wood clapboard, brick or stone. Roofs are gabled or flat.

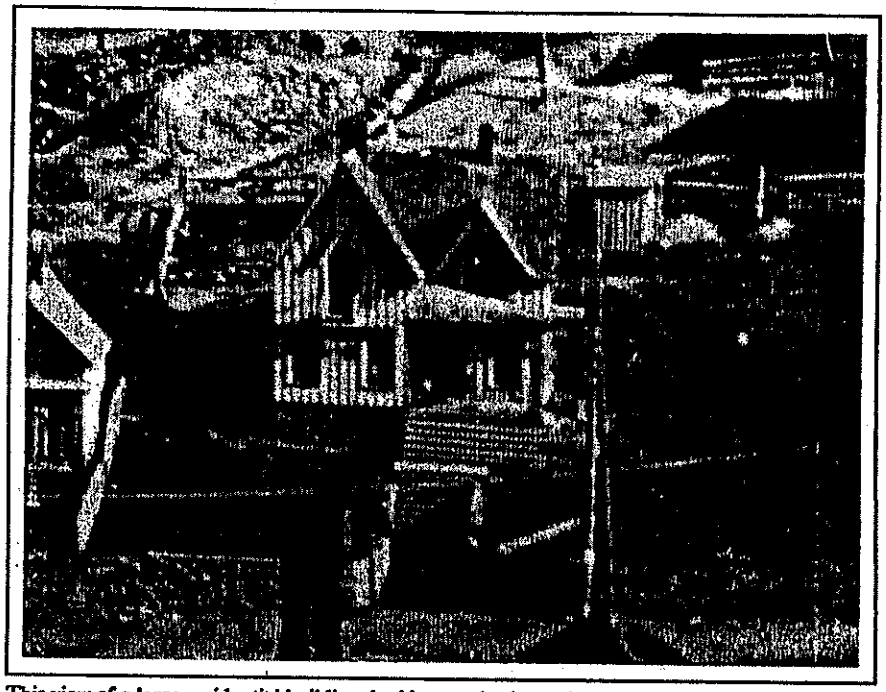
Mill buildings
Simple rectilinear forms, with a combination of shed and gable roofs, occasionally accentuated with dormers or monitors. Limited portions of the mill complex were tower forms.

Each of these building types is illustrated on the following pages.

HISTORIC BUILDING PROFILE:
A. Large Residential Building Type



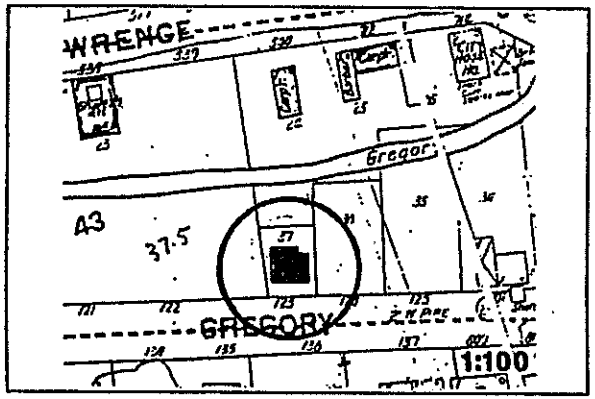
Detail of Sanborn Map, 1900.



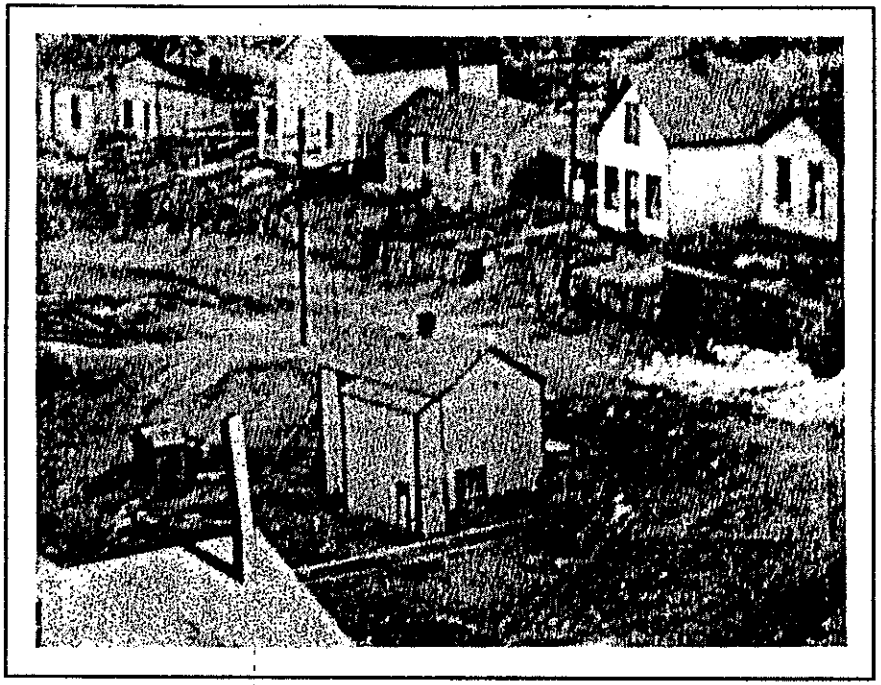
This view of a large residential building, looking south, shows the strong sense of entry created by the front porch and steps. (Photo: circa 1900)

ADDRESS:	Lot 28, Block 44
DATES:	1880s
FOOTPRINT:	28' x 30' = 840 sq. ft.
HEIGHT:	1-1/2 stories, approximately 28' to ridge
MATERIAL:	Wood clapboard
LOT COVERAGE:	18.5%
TOTAL SQUARE FOOTAGE:	840 + 425 = 1,265 sq. ft.
FRONT SETBACK:	35'
SIDE SETBACK:	12' (East side), 7' (West side)
REAR SETBACK:	30'

HISTORIC BUILDING PROFILE:
B. Small Residential Building Type



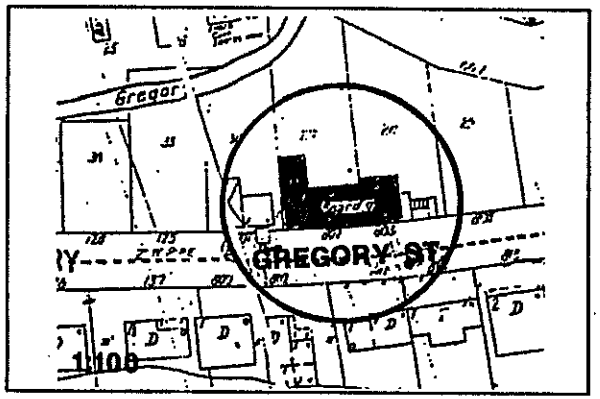
Detail of Sanborn Map, 1900.



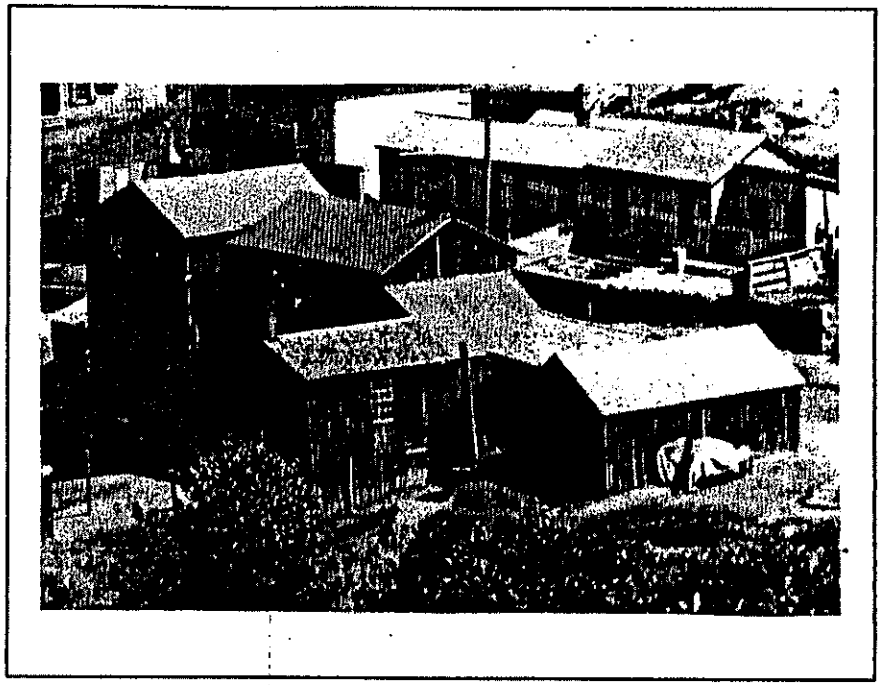
This view of a small residential structure, looking southeast, shows the simple gable-roofed form that was typical of many buildings in this neighborhood. (Photo: circa 1900)

ADDRESS:	Lot 37, Block 43
DATES:	1890s
FOOTPRINT:	20' x 18' = 360 sq. ft.
HEIGHT:	1 story, 10'-12'
MATERIAL:	Wood clapboard
LOT COVERAGE:	32%
TOTAL SQUARE FOOTAGE:	360 sq. ft.
FRONT SETBACK:	10'
SIDE SETBACK:	5'
REAR SETBACK:	10'

HISTORIC BUILDING PROFILE:
C. Boarding House Building Type



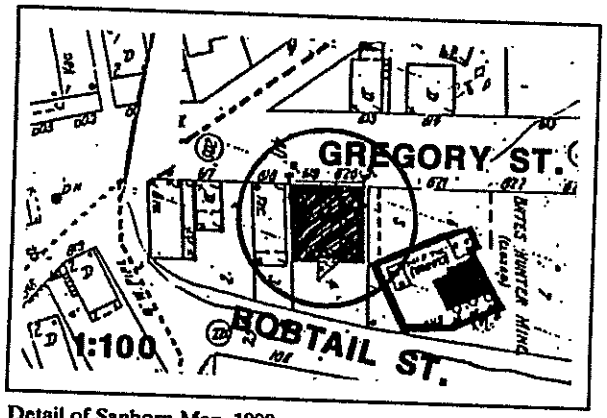
Detail of Sanborn Map, 1900.



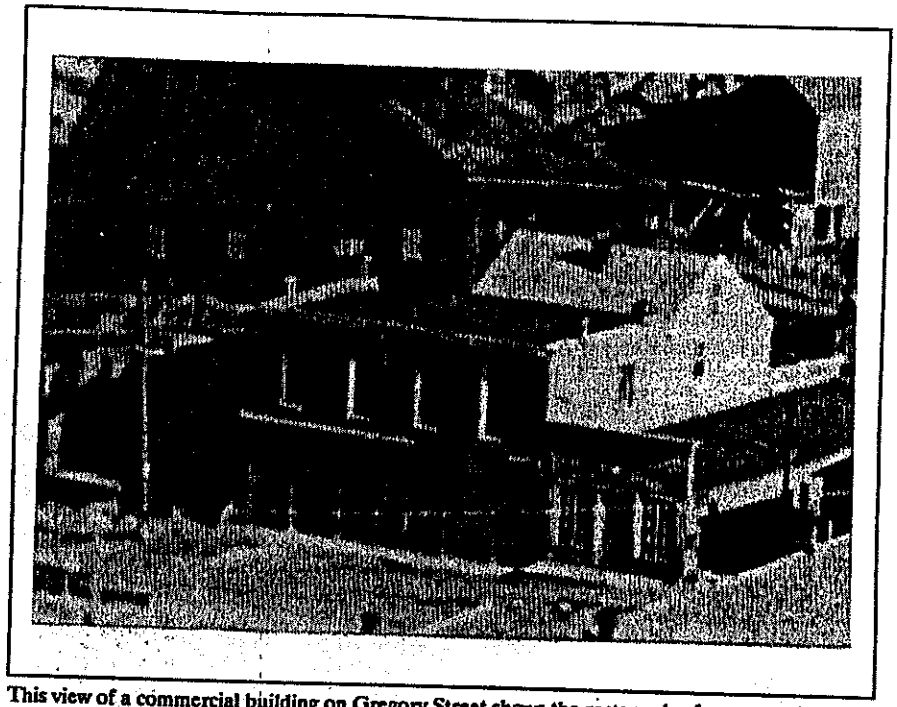
This view of a boarding house, looking southeast, shows that it was composed of a combination of simple rectilinear forms, each capped with a gable or shed roof. (Photo: circa 1900)

ADDRESS:	Lot 27 & 28, Block 43
DATES:	1880s
FOOTPRINT:	35' x 50' = 1,790 sq. ft.
HEIGHT:	2 stories, with 3 stories at rear
MATERIAL:	Wood clapboard
LOT COVERAGE:	37%
TOTAL SQUARE FOOTAGE:	4,200 sq. ft.
FRONT SETBACK:	0'
SIDE SETBACK:	22' (East side), 0' (West side)
REAR SETBACK:	Varies up to 100' at Leavitt Street

HISTORIC BUILDING PROFILE:
D. Commercial Building Type



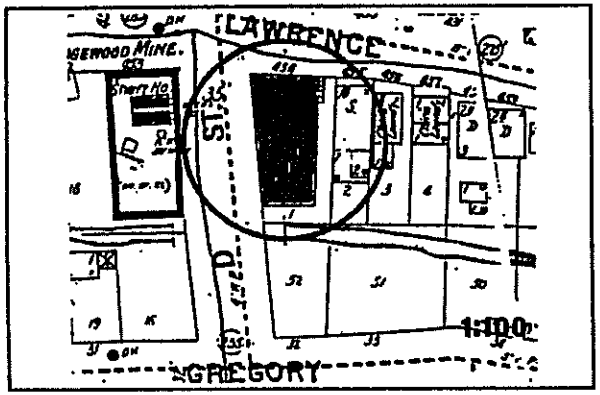
Detail of Sanborn Map, 1900.



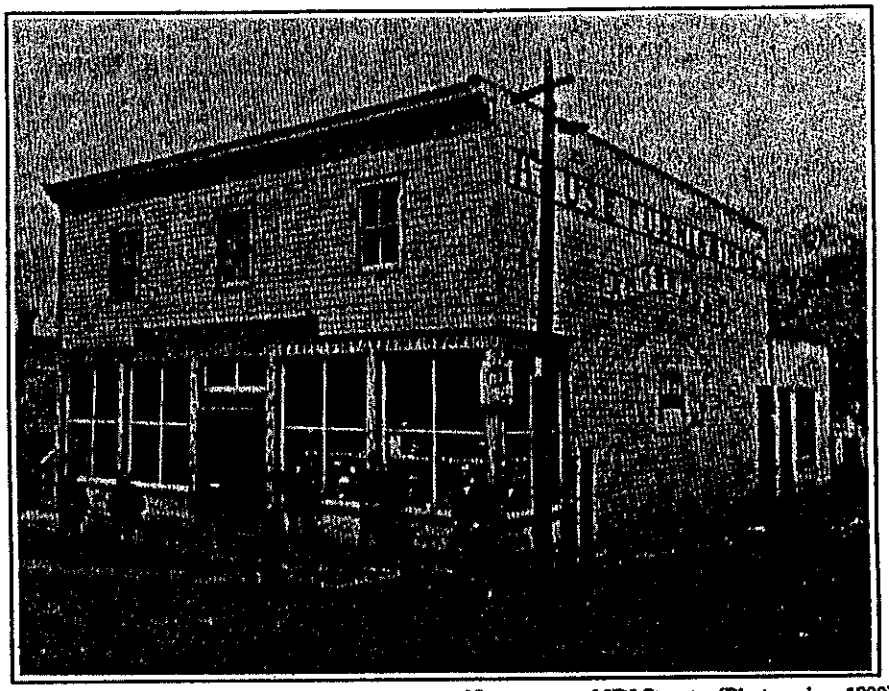
This view of a commercial building on Gregory Street shows the rectangular form so typical of most storefronts. The ground floor is more transparent than the upper floor, which is also a typical characteristic. (Photo: circa 1900)

ADDRESS:	Lot 4, Block 48
DATES:	1880-1885
FOOTPRINT:	40' x 40' = 1,600 sq. ft.
HEIGHT:	20'±
MATERIAL:	Brick & wood clapboard
LOT COVERAGE:	55%
TOTAL SQUARE FOOTAGE:	3,200 sq. ft.
FRONT SETBACK:	0'
SIDE SETBACK:	0'
REAR SETBACK:	30'

HISTORIC BUILDING PROFILE:
E. Retail/Warehouse Building Type



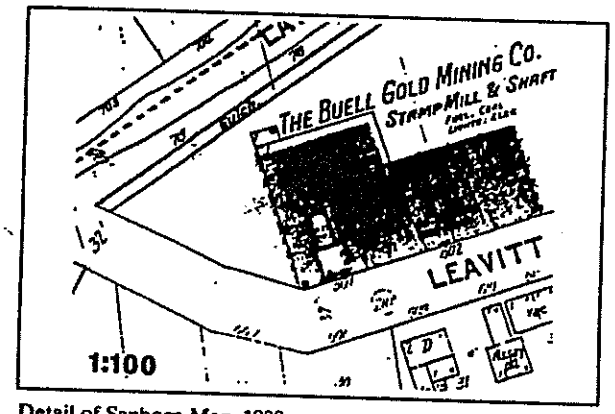
Detail of Sanborn Map, 1900.



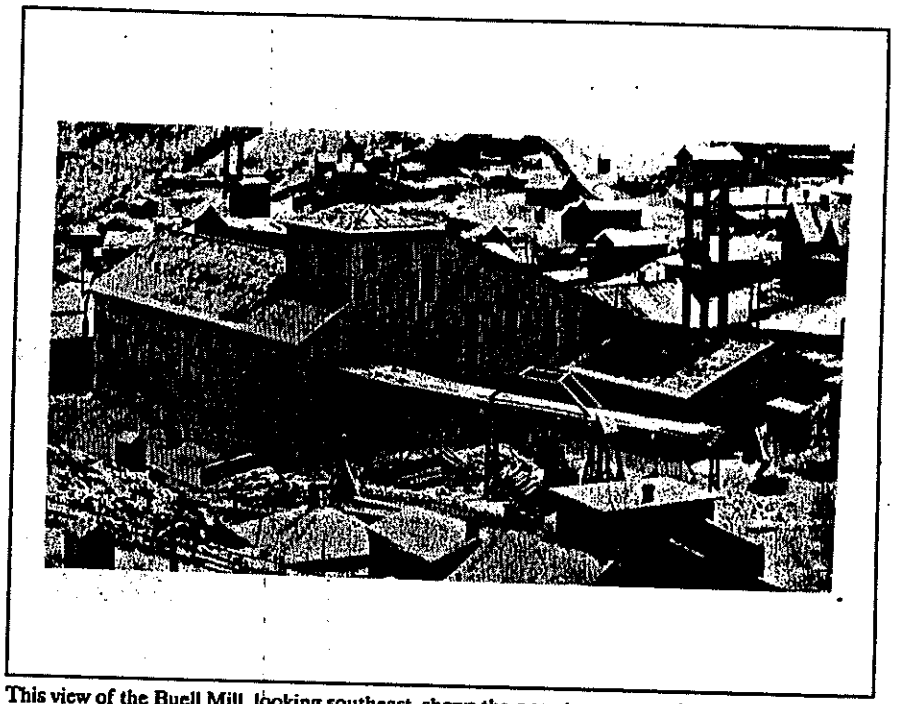
The Anderson Furniture Store sat on the corner of Lawrence and "D" Streets. (Photo: circa 1900)

ADDRESS:	Lot 1, Block 43
DATES:	1890s
FOOTPRINT:	70' x 30' = 2,100 sq. ft.
HEIGHT:	2 stories, 30'±
MATERIAL:	Stone & wood clapboard
LOT COVERAGE:	65%
TOTAL SQUARE FOOTAGE:	3,600 sq. ft.
FRONT SETBACK:	0'
SIDE SETBACK:	10' (east side)
REAR SETBACK:	10'

HISTORIC BUILDING PROFILE:
F. Mill Building Type



Detail of Sanborn Map, 1900.



This view of the Buell Mill, looking southeast, shows the one-story power plant to the right. Only a small portion of the structure rises to 78 feet. The power plant, which totalled 5,000 square feet, was constructed after the Mill was drawn for the 1900 Sanborn Map. (Photo: circa 1910)

ADDRESS:	Lot 1, Block 42 and Lots 29, 30 & Martin, Block 43
DATES:	1880s - 1900s
FOOTPRINT:	12,042 sq. ft.
HEIGHT:	Varies; 25' at Gregory; 78' on the north
MATERIAL:	Wood clapboard and board & batten; stone foundation
LOT COVERAGE:	34%
TOTAL SQUARE FOOTAGE:	40,000 sq. ft.
FRONT SETBACK:	Varies 5' to 15' at Gregory Street
SIDE SETBACK:	Varies up to 50'
REAR SETBACK:	Varies from 10' to 90' at Lawrence Street

Code of Building Types:

A. = Large Residential

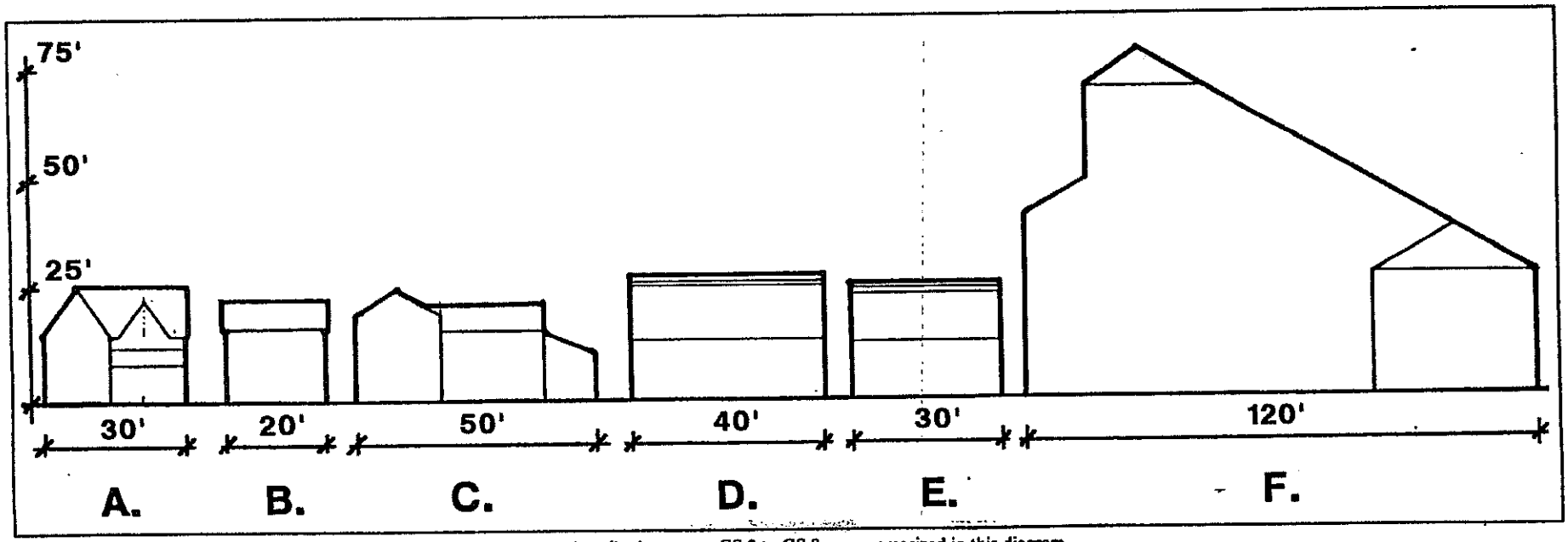
B. = Small Residential

C. = Boarding House

D. = Commercial

E. = Retail/Warehouse

F. = Mill



The relative heights and widths of the representative buildings that are described on pages GS-3 to GS-8 are summarized in this diagram.

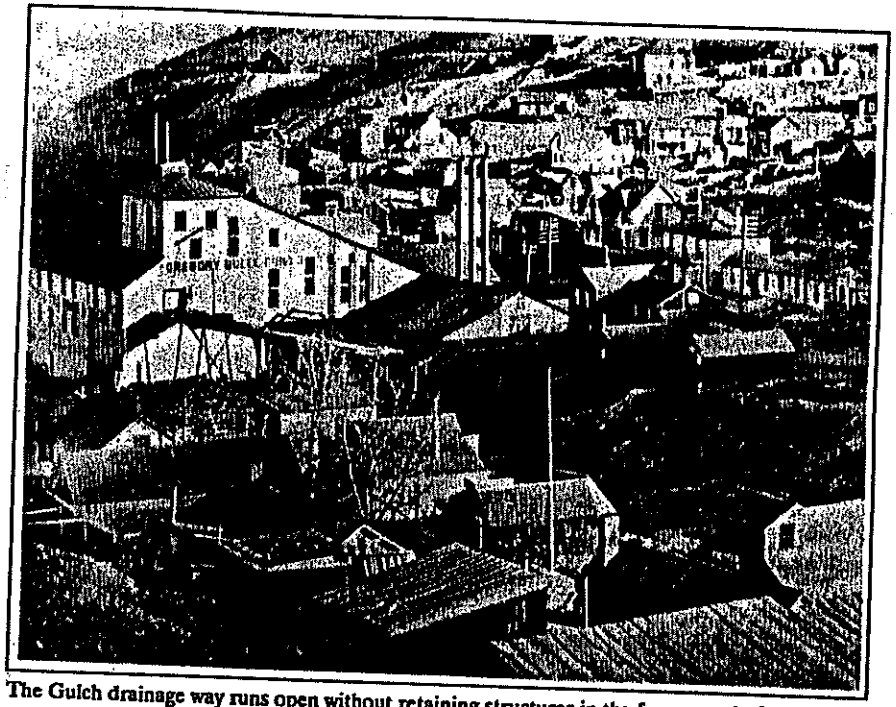
Site Description (Historical)

Historically, the predominant site characteristic of this neighborhood was the Gregory Gulch Drainage Corridor. In early years, the drainage way was not as wide as it is today and it appeared in a variety of forms. For much of its reach, it ran through natural earth slopes. But in other areas, rock walls and wood cribbing held the drainage course to a narrow channel. Historic photos show that some portions were bridged, but it was predominantly an open waterway.

Many buildings in the neighborhood sat directly on or just off of the street. To the east of "D" Street, on the north side of Gregory Street, fewer buildings occurred, as the Gulch came very close to the street edge and created a steep slope, leaving little room for building construction.

Buildings in this neighborhood varied greatly in size, particularly with respect to the area they occupied on their lots. The footprints of historic structures ranged from 390 square feet for small houses to 12,000 square feet for the Buell power plant and its adjacent stamp mill and mine shaft. Lot coverages for the larger structures of the Gulch ranged from 34% (the Buell) to 65% (a retail furniture store and warehouse, once located at the intersection of "D" and Lawrence Streets). Residential and small commercial buildings typically covered 10% to 20% of their lots. The result was a varied streetscape where clusters of buildings were seen from the street, with a variety of setbacks.

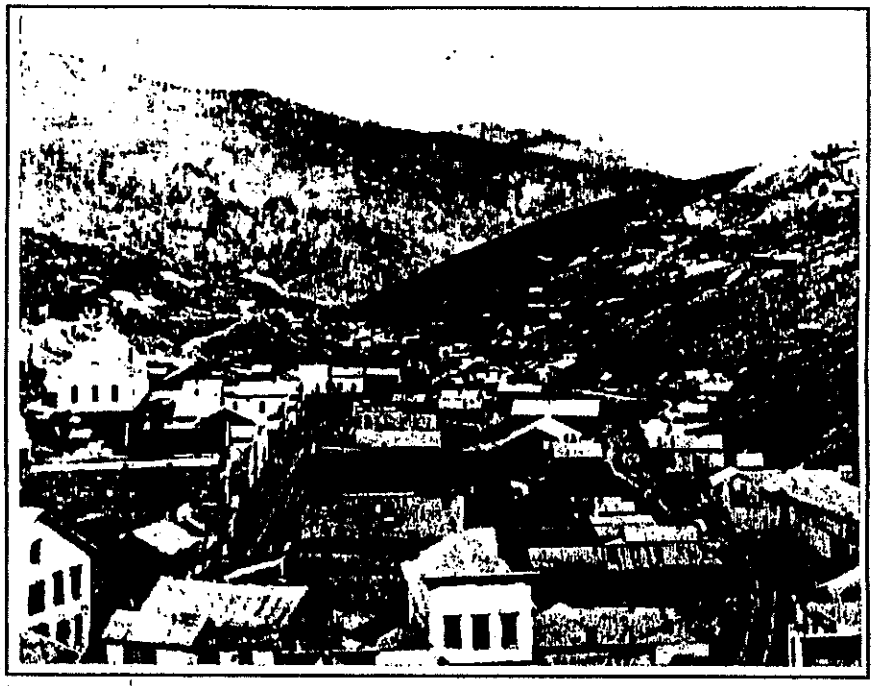
Much of the open space was used for yards and storage; some of these were edged with fences while others merged with the road side. Back lots often were left with natural rock and native vegetation.



The Gulch drainage way runs open without retaining structures in the foreground of this photo, circa 1905. A variety of building sizes are also seen, from small residential structures to the Buell Mill on the left.

Neighborhood Views and Character Description (Historical)

During the mining boom, the view west up Gregory Street from the Black Hawk city limits must have been quite exhilarating, with a variety of residences, commercial buildings and mining structures lining the canyon. To the north stood Winnebago Hill, stripped of trees. Central Hill and Mammoth Hill to the south also lacked vegetation. The trees provided lumber for many of the buildings in the City. The view east was of mining buildings lining the canyon all the way down to Black Hawk. Further to the east, the land appeared less developed, and the structures were spaced further apart, with vacant lots between them.

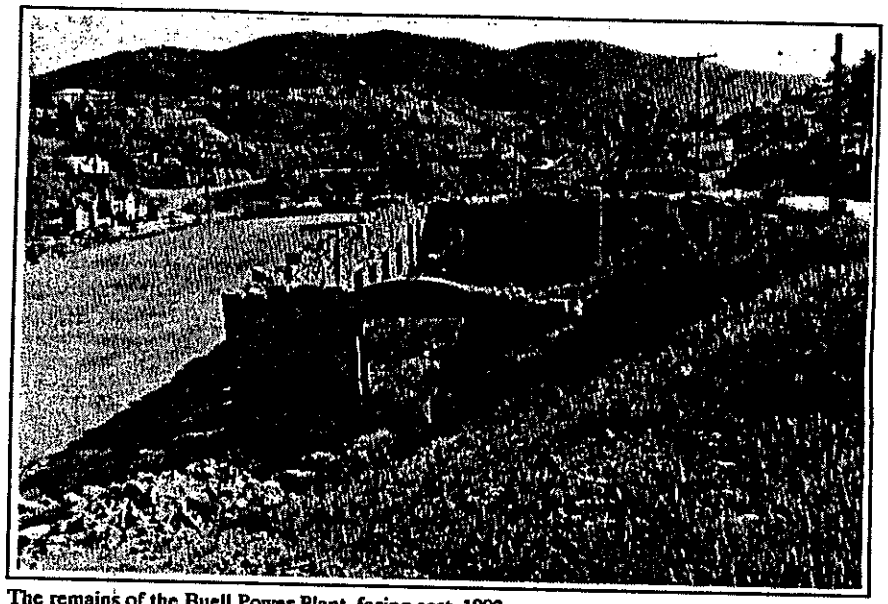


The view looking east down the Gulch from the core area was quite exhilarating, with a variety of building types. Mammoth Hill, on the right, had been stripped of trees for lumber. (Photo: circa 1860-69)

Present Day (1992) Descriptions

Building Description (1992)

Today, only fragments of the historic context of this neighborhood survive and little new construction has occurred in the intervening years. Surviving structures are primarily residential. Most are wood frame with wood lap siding, and stand one and two stories high with gable roofs. Roofing materials include asphalt shingles and standing-seam metal, and windows are typically wood sash. Other types of buildings in this neighborhood include warehouses, commercial offices, and the remains of mines and mine-related structures. The masonry shell of the Buell Mine Power Plant still stands at the intersection of Leavitt and Lawrence Streets. The remains of Buell Mine Shaft and Mill are located on the other side of Leavitt Street. These buildings once were connected by an overpass to the Power Plant.



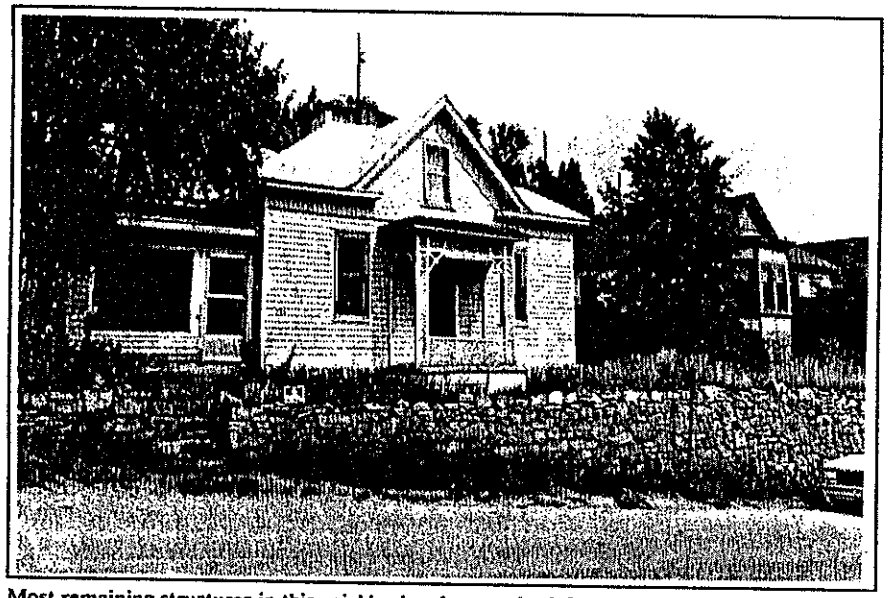
The remains of the Buell Power Plant, facing east, 1992.

Site Description (1992)

The predominant site characteristic of this neighborhood is created by Gregory Gulch, which runs parallel to Gregory Street. The drainage way is void of vegetation and extensively eroded. The existing houses are still either at ground level or set back on a terrace formed by a rubble rock wall. Typical setbacks range from ten to twenty feet depending on the proximity of the Gulch to Gregory Street. The land to the south of the street slopes steeply up to wooded areas and mine dump sites. Access to these residences are from dirt roads. Sidewalks are generally lacking in this neighborhood.

Neighborhood Views and Character Description (1992)

The view west from the Gregory Street Mixed Character Neighborhood looks into the Commercial Core, with its densely built masonry structures. By contrast, the view to the south looks upon the wooded slopes and mine dump sites of Mammoth Hill. Looking east, the Gulch winds down into the Black Hawk where open spaces predominate. The view north is of the High Street residences as they climb up the mountain. Most remaining structures in this neighborhood are set back from the road if they are at ground level, or are elevated on retaining walls of rubble-rock, overlooking the Gulch and Gregory Street.



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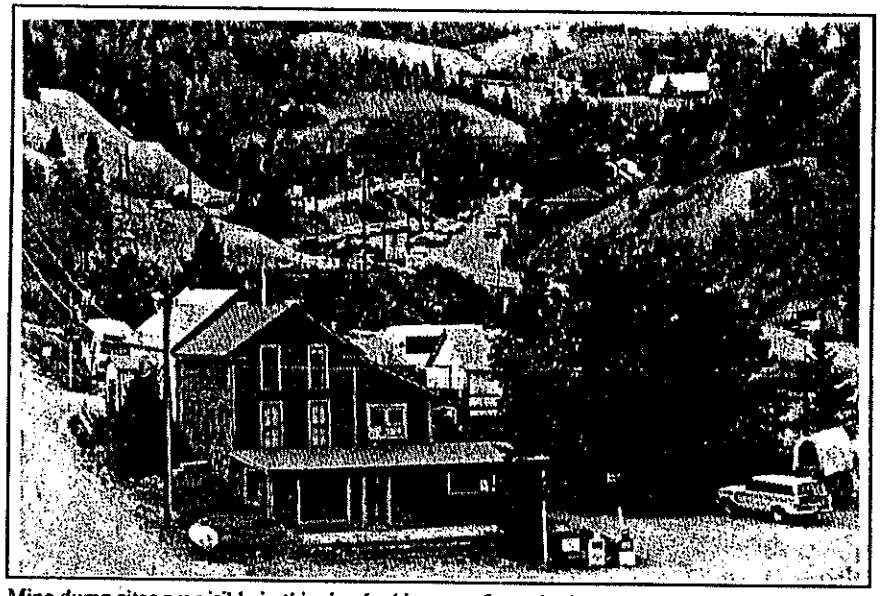


Mine dump sites are visible in this view looking west from the lower portion of Gregory Street.

Building Design Guidelines

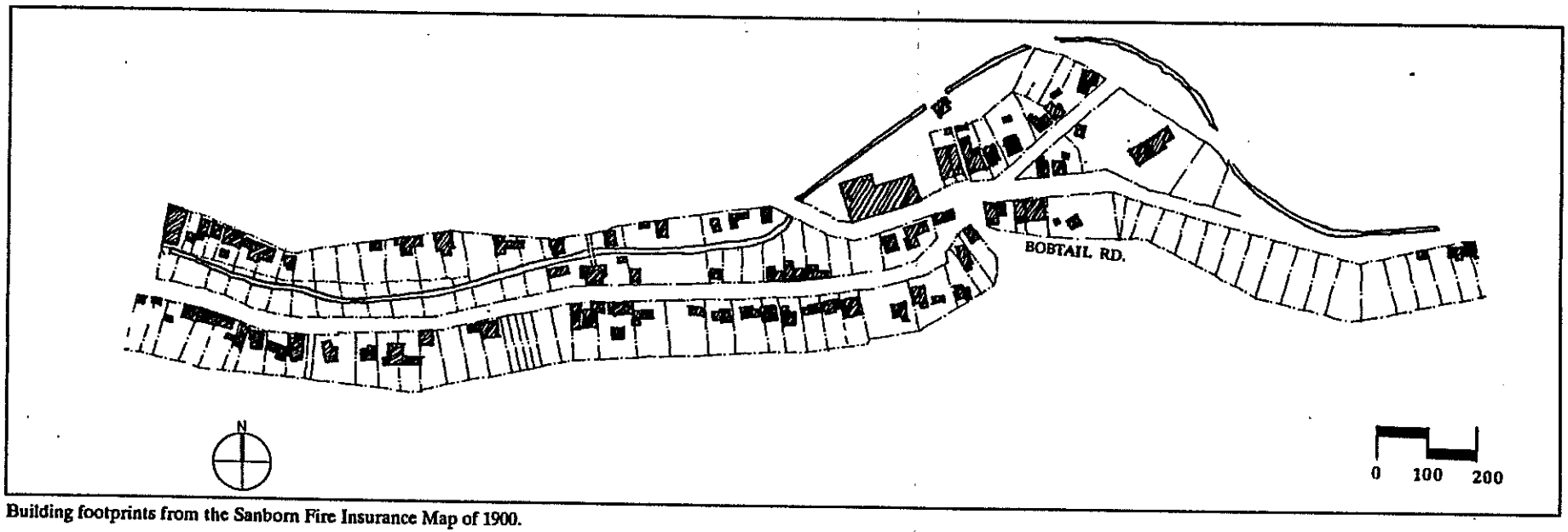
Historic structures in this area ranged in building lot coverage from a 390 square foot footprint wood lap residence to the 12,000 square foot footprint Buell power plant and adjacent stamp mill and mine shaft. Lot coverages ranged from 34% (the Buell) to 65% (the Anderson Furniture Store and Warehouse, once located at the intersection of "D" and Lawrence Streets). The continued perception of the historic scale of this neighborhood is essential when considering construction.

Note: These guidelines make distinctions between "large" and "small" developments. For this neighborhood, a "small" project is less than or equal to 5,000 square feet above grade while a "large" project is greater than 5,000 square feet above grade.

Guideline 1:

New construction should include significant open space.

- Landscaped yards, plazas and courts are encouraged.
- Views through large developments must be provided.
- A 65% maximum lot coverage is allowed for small buildings and a 40% maximum lot coverage is allowable for large buildings in the neighborhood. A 55% maximum lot coverage may be considered for large buildings under a P.U.D. submittal (see zoning ordinance).
- A combination of square, rectangular, and L-shaped building footprints should be used in large projects.

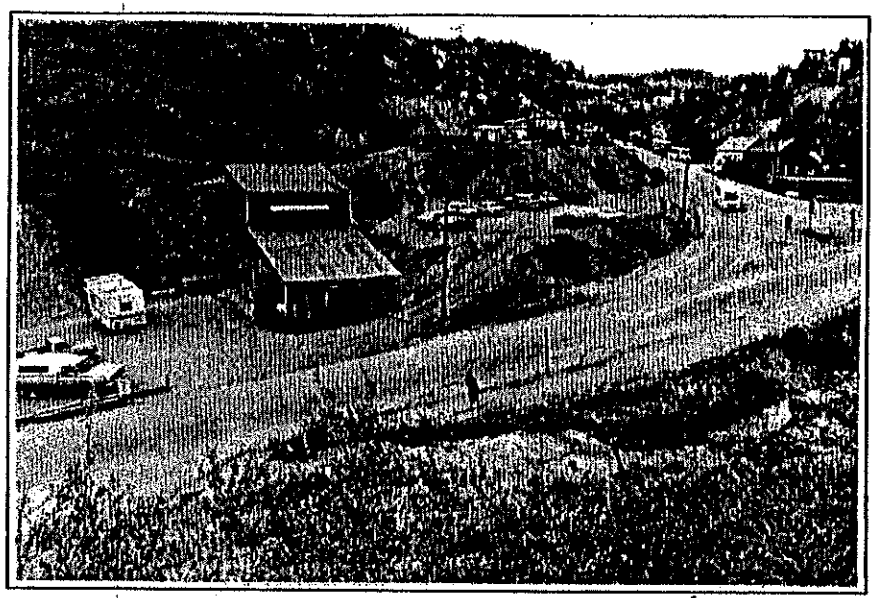


Building footprints from the Sanborn Fire Insurance Map of 1900.

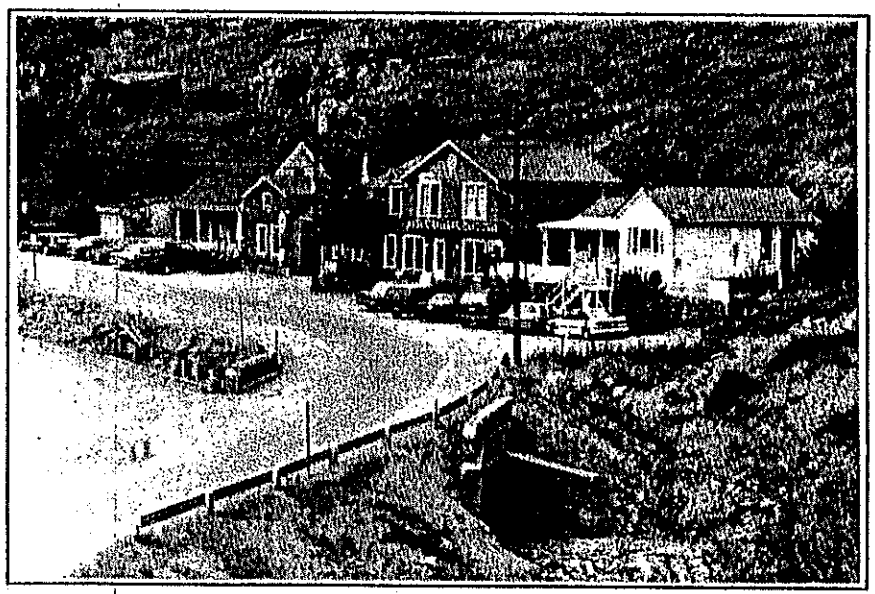
Guideline 2:

Design new projects to express the variety in building size, shape and volume that once existed in the neighborhood.

- A variety of building sizes are encouraged.
- The size of new buildings should reflect the size of historic buildings.
- Historically, buildings ranged from 390 GSF to approximately 40,000 GSF (the Buell Mill).
- The maximum building size for new construction under current zoning regulations is 40,000 GSF.
- New construction greater than 40,000 GSF may be considered under a P.U.D. submittal (see zoning ordinance).



The Gregory Street Mixed Character Neighborhood looking west, 1992.



The size of new buildings should reflect the size of historic buildings.

Guideline 3:

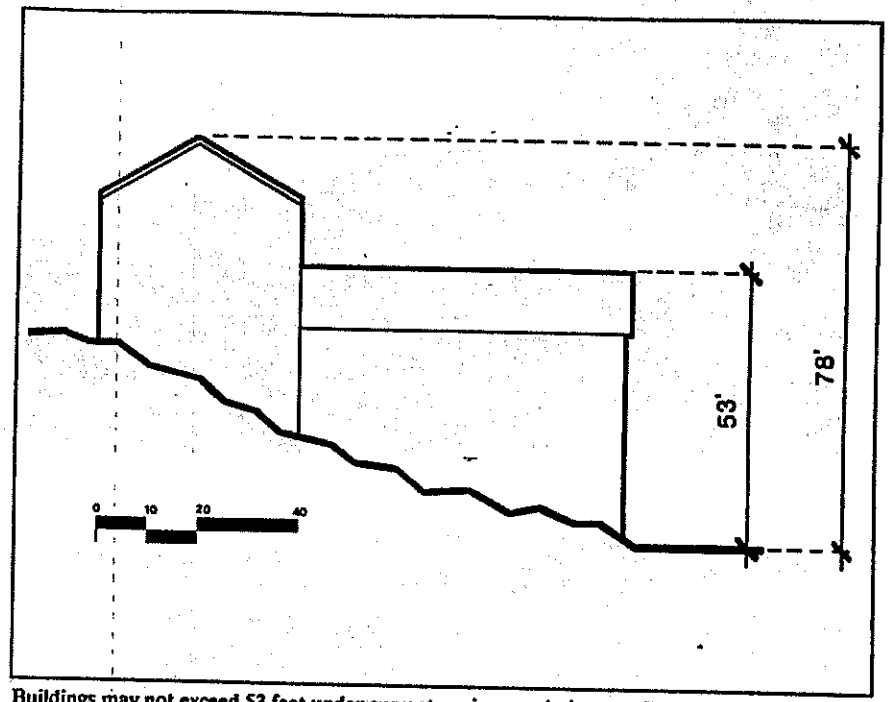
Large developments should appear to be a collection of smaller structures that are in scale with those seen historically.

- New buildings up to and including 5,000 GSF above grade may be one building type, either as a commercial, residential, warehouse or mining structure.
- New buildings exceeding 5,000 GSF above grade must be broken into a series of individual building forms that are joined by subordinate "connections." The building should appear as a combination of building forms, types and materials which could include boarding houses, mine structures, residential structures, warehouses or commercial structures. This increases the visual interest of a development project and decreases the chances of "superblocks" or buildings with no variety in size, scale and massing to occur.

Guideline 4:

Design new buildings to reflect the diversity in height and scale of historic buildings that once existed in the neighborhood.

- A variety of building heights are encouraged.
- New buildings up to and equal to 5,000 GSF above grade may reach a maximum height of 53 feet, allowed under current zoning regulations. A height of one to three stories is recommended.
- New buildings greater than 5,000 GSF above grade may also build to a maximum height of 53 feet under current zoning regulations and 78 feet under a P.U.D. submittal (see zoning ordinance).
- As building height increases, building set-back distances and open space percentages should also increase.
- Buildings should not exceed two stories or 30 feet from the highest point to the lowest point, where they abut non-commercial neighborhoods.



Buildings may not exceed 53 feet under current zoning regulations, or 78 feet through a P.U.D submittal process. The building height is measured from the highest point to the lowest point, exclusive of appurtenances.

Guideline 5:

Include a variety of building heights in large developments.

- For new construction greater than 5,000 GSF, a minimum of 30% of the gross square footage of the building must be one and two stories in height. A minimum of 10% of the GSF of the building will be one story in height.
- Variation to these percentage minimums may be considered under a P.U.D. submittal (see zoning ordinance).
- If a building is allowed to exceed 53 feet through a P.U.D. process, no more than 25% of the building may exceed that height limit.

Guideline 6:

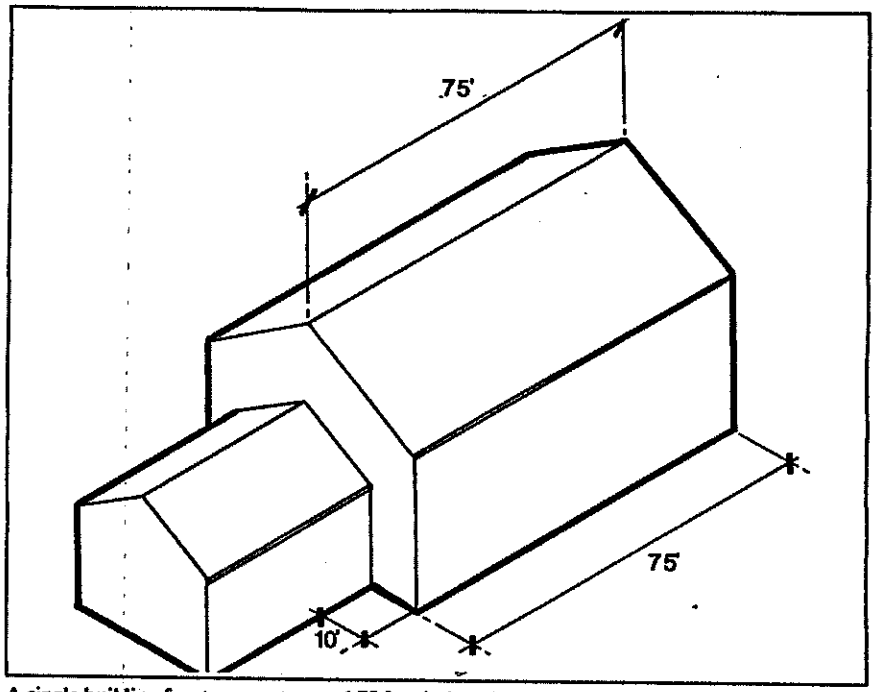
Large developments should include a variety of building and roof forms.

- A combination of rectangular solids is preferred for buildings.
- A combination of gable, shed and flat roofs is preferred. Flat roofs should be subordinate in the overall composition.
- For gable roofs, a slope of 6:12 is recommended. A 4:12 slope should be the minimum.
- The maximum ridge length on a new building is 75 linear feet.
- A maximum ridge length of 100 linear feet may be allowed through the P.U.D. submittal process (see zoning ordinance).

Guideline 7:

A single facade length should be in proportion to the building type which it is based.

- A single front facade may not exceed 75 feet in length without a significant change in setback.
- A minimum change in setback of 10 feet is required.
- Express individual facades by changes in materials, detail and setback.



A single building front may not exceed 75 feet in length and should be in proportion to the building type which it is based. Ridge lines also may not exceed 75 feet in length.

Guideline 8:

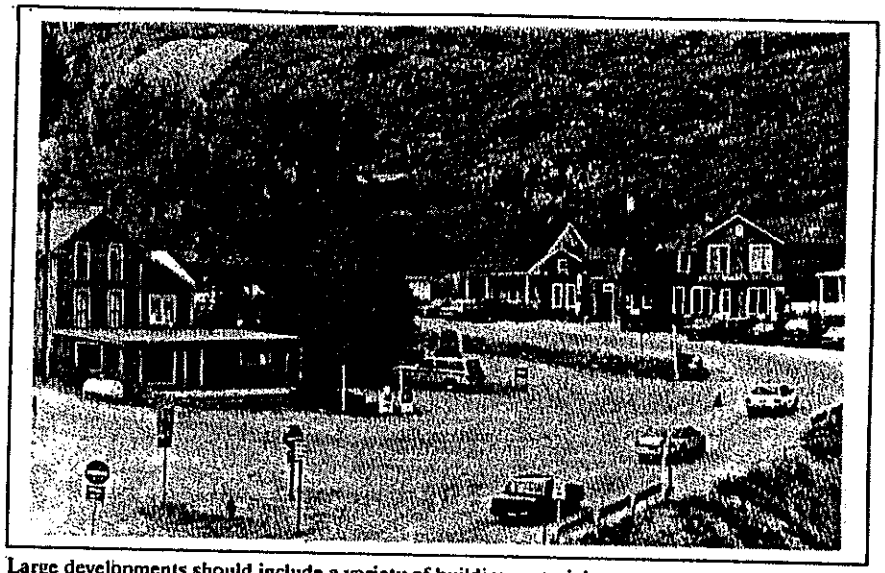
The apparent height of the first floor of a new structure shall be 10-15 feet in height.

- The first floor should be a full floor in height; any mezzanines must be set back from the front such that they do not visually impact the apparent floor height as seen from the street.
- The appearance of the first floor may be defined by windows, doors and architectural details such as entablature moldings, corbels and pilasters.

Guideline 9:

Large developments should include a variety of building materials.

- Individual massing components should have a distinct treatment of building materials. This allows the different components to appear as individual buildings.



Large developments should include a variety of building materials.

Guideline 10:

Pedestrian entrances should be clearly identified and visible from the street.

- Entrances should appear frequently in a development, at approximately the same intervals as seen historically on the street.
- Porticos, arcades and one-story porches should define primary entrances.
- All primary pedestrian/public entrances should be oriented to the street.

Individual massing components should have a distinct treatment of building materials.

Guideline 11:

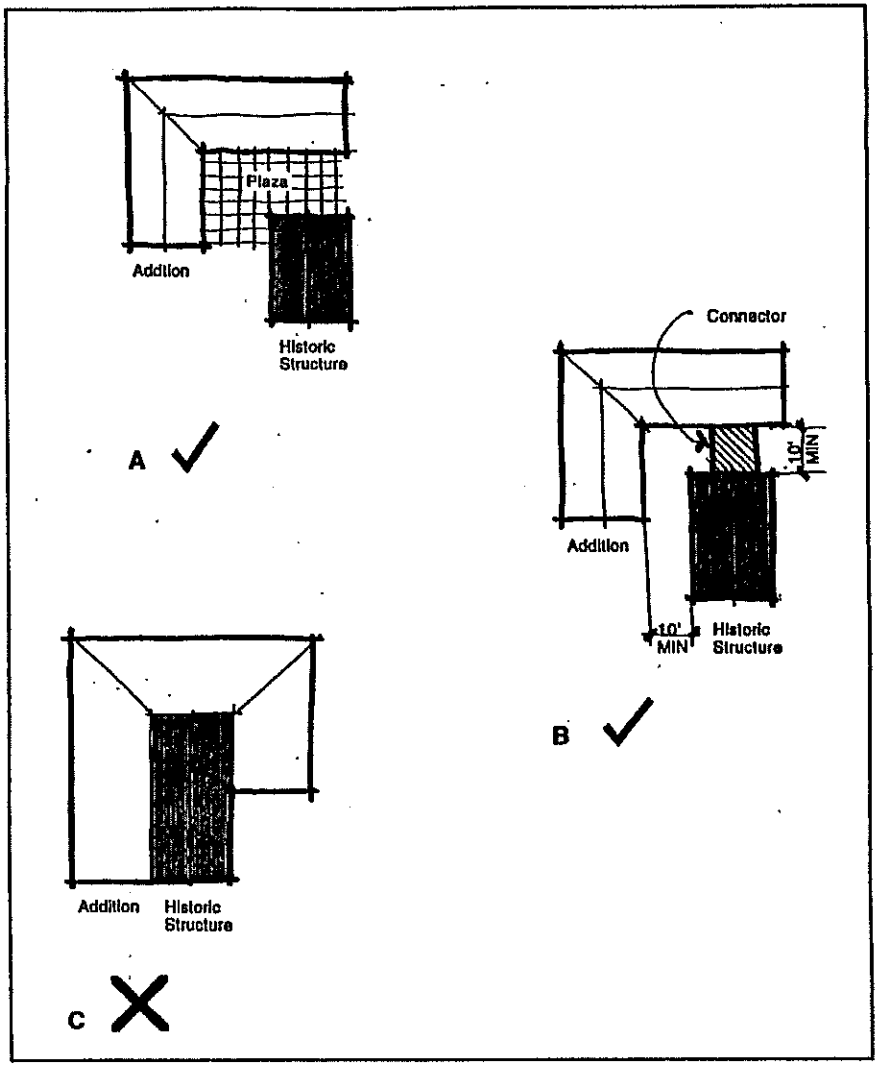
Window and door openings should be similar in size and proportion to those seen historically for the chosen building type.

- Vertically oriented openings are appropriate. Most windows and doors had a ratio of width to height of one to two and one-half. Other proportions may be considered, based upon historic reference.
- Use a ratio of solid to void that is similar to that seen on historic structures in the area. Refer to historic photos of the area for specific examples.

Guideline 12:

Minimize negative impacts of new buildings upon nearby historic structures.

- Protect, maintain, and repair significant stylistic features of historic structures as a part of any new development.
- New construction immediately adjacent to an existing historic structure may leave it freestanding, with a minimum of 10 feet in separation between the historic structure and the new structure. This is the preferred approach.
- A small connection between the new building and the historic building also may be considered.
- The new structure may step down in scale around the existing historic structure, so that the historic structure is not dwarfed by new construction.



Leaving an historic building free-standing is preferred, as seen in the top sketch. Linking it to a new structure with a subordinate connector is also an appropriate approach, as seen in the middle sketch. Additions that would obscure the historic building's perceived scale and form are inappropriate, as seen in the bottom sketch.

Site Design Guidelines

Guideline 13:

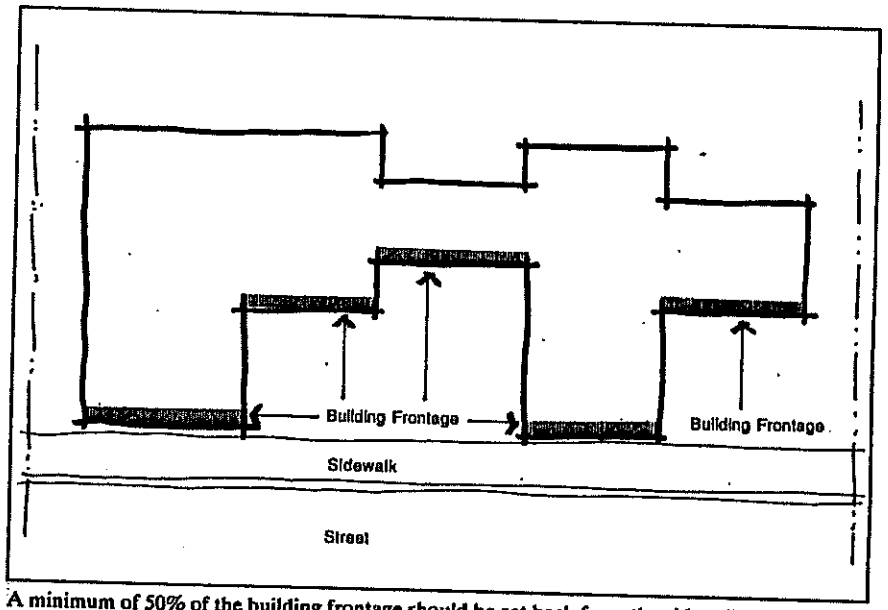
Large developments should include a variety of building setbacks.

- In new construction, current setback regulations should be followed, but with the following modification: side yard setbacks should be a minimum of 10 feet from the property lines. Rear setbacks remain at fifteen feet. (Refer to zoning ordinance.)
- New construction should allow a 10 foot setback zone along the entire front property line.
- A minimum of 50% of the building frontage should be set back from the sidewalk edge. This allows for front yard areas to be developed for pedestrian/public use.
- A variety of angles in the building-to-street relationship is encouraged in order to recall the clustered historic settlement pattern of the neighborhood.

Guideline 14:

The visual impact of parking should be minimized.

- Driveways should be placed to the side of a building lot where feasible.
- Parking areas that are located at grade should be screened from the street in a manner that will provide interest to pedestrians.
- Screening may include landscaping, wall murals, or development of other uses in front of parking.
- This applies to both surface lots and structured parking. Avoid long expanses of blank walls at the street level, which would diminish the pedestrian-oriented character of the neighborhood.



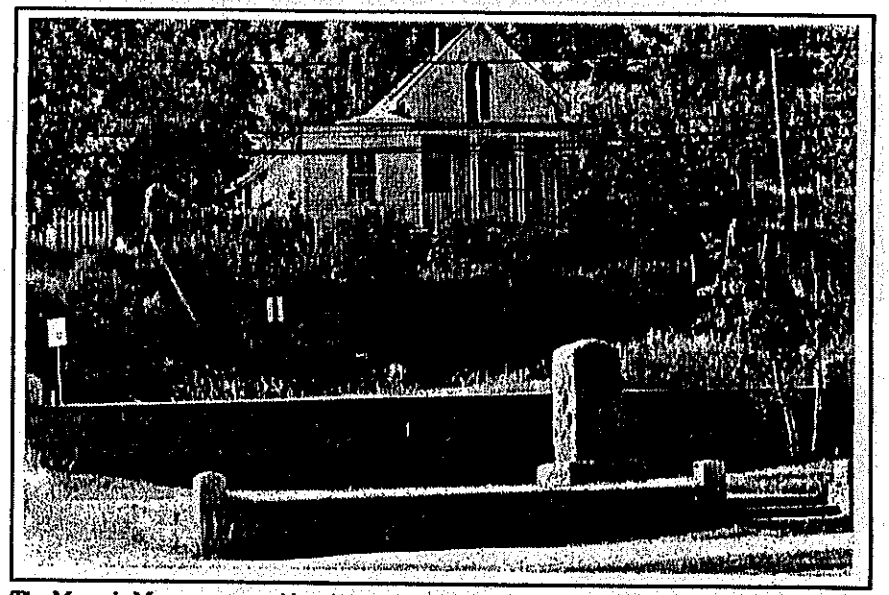
A minimum of 50% of the building frontage should be set back from the sidewalk edge.

Neighborhood Views and Character Guidelines

Guideline 15:

Maintain the character of the street by preserving views of local landmarks and significant natural features wherever feasible.

- Views from the public way to Winnebago Hill, Mammoth Hill, Central Hill, Gregory Gulch and to local landmarks, such as the Buell Power Plant, the Bates Mine, the Gregory Monument, and the Masonic Monument should be protected and maintained. New development in the neighborhood should not obstruct these views but take advantage of them.
- Maintaining a view corridor to one of these community focal points may involve providing a building setback, an easement, or siting a drive or walkway along the view axis.



The Masonic Monument, marking the spot on lower Gregory Street where the first Masonic Temple between the Missouri River and the Pacific Coast was built in 1859.

Gregory Gulch Drainage Corridor Guidelines

The community's goal for the Gregory Gulch is that it be a major public amenity. This could include the development of water features where feasible. Even when water is not available in the Gulch, it can be developed as an attractive xeriscape.

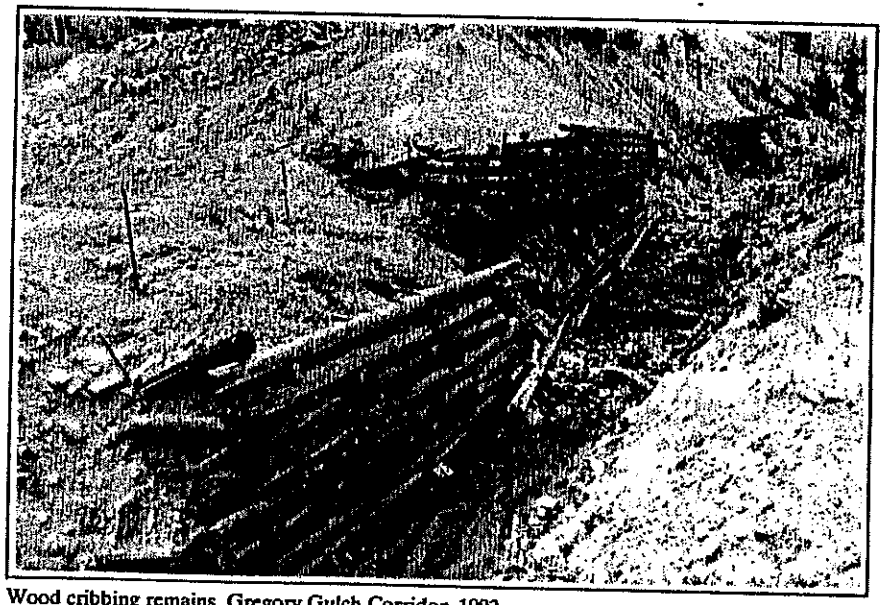
The Gregory Gulch Corridor has the potential to provide an inviting open space which could be a catalyst for future development in the Gregory Street Mixed Character Neighborhood as well as an important pedestrian walkway system connecting the different neighborhoods of Central City.

It is critical that the design of the Gregory Gulch Corridor address the environmental and flood hazard issues as well as the aesthetic opportunities. Run off from mine dumps and mine tunnels must be controlled so plant and wildlife habitats may thrive once again.

A continuous pedestrian walkway should be developed along the Gregory Gulch Corridor which would offer a variety of seating areas, overlooks and important pedestrian connections throughout Central City.

During the peak of mining activity, the Gulch served utilitarian purposes. Buildings that were constructed along its edges turned their backs to the drainage way and many used it as an open sewer. Some dumped tailings along the edges. Other portions of the banks were retained with rock walls or wood cribbing while much of the channel edge remained earthen slopes. In a few cases, it was bridged. Today, the Gulch remains a distinctive visual characteristic of Central City, and dominates the view in the approach from Black Hawk. It also provides a view corridor along the canyon from Black Hawk to the core area of Central City.

The Gregory Gulch Corridor, 1992.



Wood cribbing remains, Gregory Gulch Corridor, 1992.

Design Guidelines for Gregory Gulch Corridor

Guideline 16:

Develop a continuous "amenity corridor" along the Gulch drainage way.

Option 1

- Where gradient and gradient of access permits, owner should locate the pedestrian walkway in the Gulch.

Option 2

- In areas where the Gulch is unaccessible due to existing gradients and steepness of side slopes, owners should provide the pedestrian walkway adjacent to the rim of the gulch.

Guideline 17:

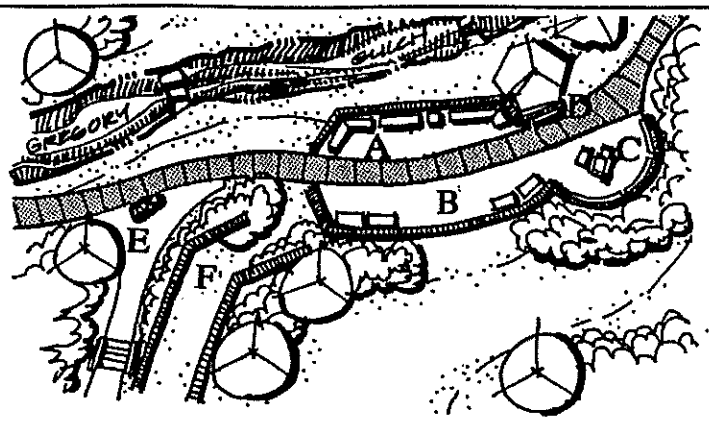
The amenity corridor should include the following elements:

- a paved pedestrian walkway
- landscaping and nightscaping lighting
- pedestrian scaled lighting
- directory signage
- historical displays and information
- seating and viewing areas

Guideline 18:

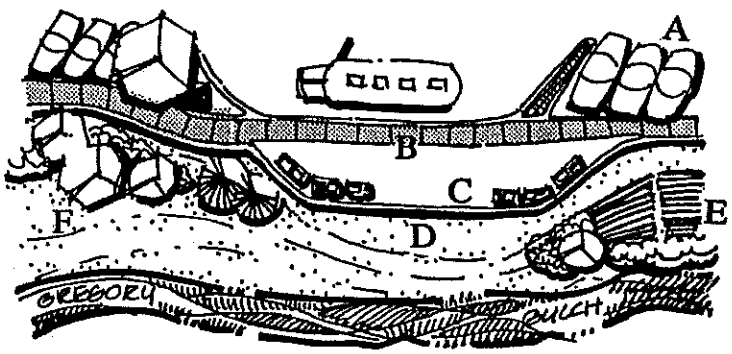
Pedestrian walkways should be continuous in color and materials.

- The pedestrian walkway should be concrete mixed with an aggregate which is indigenous to the area.
- Do not interrupt the pedestrian walkway with decorative materials or paving patterns.



A. Seating area B. Overlook C. Mining display
D. Wall-mounted historical display E. Secondary walkway connection
F. Terraced retaining walls

Option 1: Locate pedestrian walkway adjacent to the Gulch.



A. Parking B. Primary walkway C. Historical overlook with displays
D. Stone faced wall E. Cribbing
F. Landscape restoration & slope stabilization

Option 2: Locate pedestrian walkway adjacent to the rim of the Gulch.

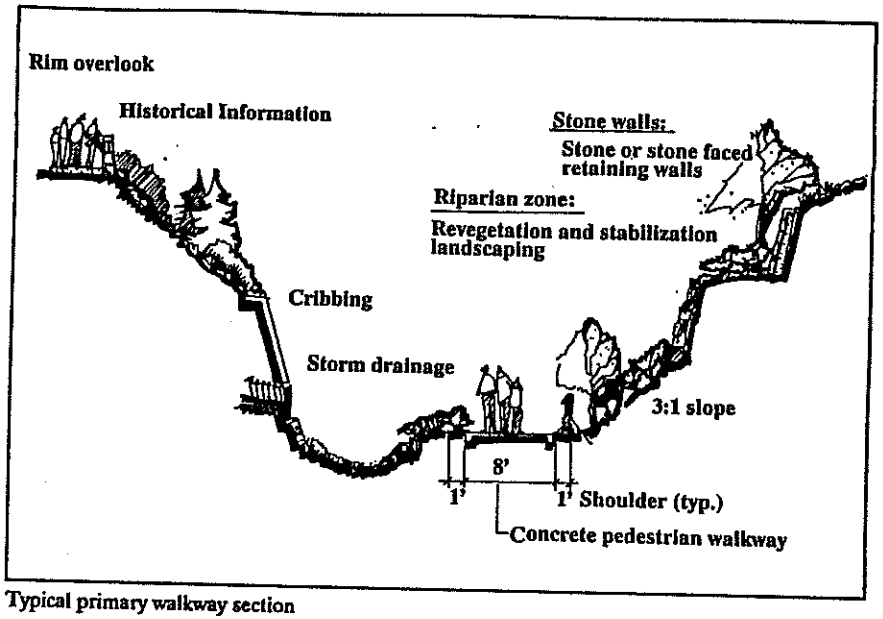
Guideline 19:

Design standards for walkway treatment:

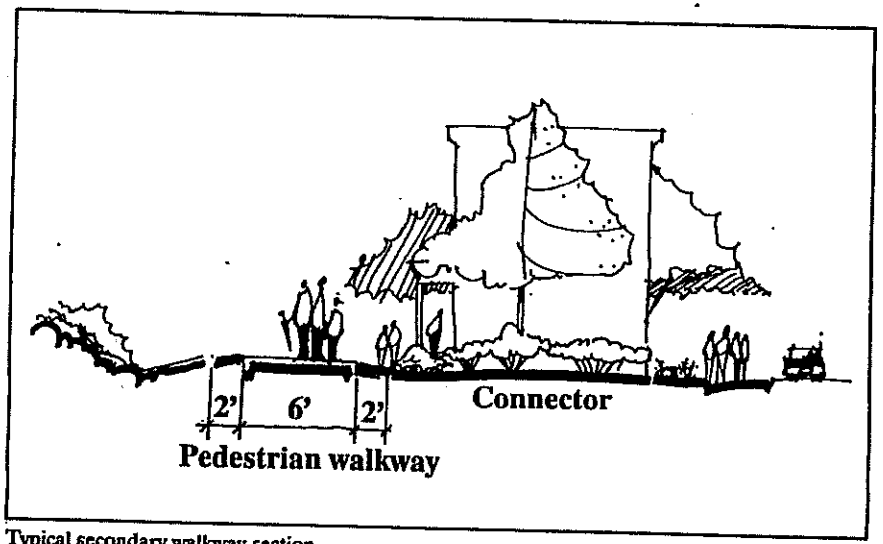
All Pedestrian Walkways:
- one consistent color and type of concrete
- no interruptions

Primary Pedestrian Walkways:
- Minimum 8 foot width with 1 foot shoulder each side which should be flat and free of obstructions.
- Grade to be minimum of 1 foot above normal high water mark.
- Streamside slope from shoulder to high water mark should not exceed 3:1 slope.
- One complete contiguous route accessible according to ADA and ANSI criteria.
- One accessible linkage between Lawrence and Gregory Streets and pedestrian walkway at 500 foot intervals.
- Mark accessible routes with standard symbol and distinctive landscaping.
- Take safety precautions to protect pedestrians from stream and gulch hazards. Utilize handrails, landscape buffers and combination of stone walls and handrails to protect pedestrians from such hazards.

Secondary Pedestrian Walkways:
- Secondary pedestrian walkways may be provided in addition to primary pedestrian walkways.
- Secondary pedestrian walkways may incorporate the use of steps and steep ramps, as well as a variety of materials such as concrete, stone, crushed rock or wood plank board walks which have been treated with a non-slick surface.
- Pedestrian walkways width may be a minimum of 6 foot with 2 foot shoulders on each side. Shoulders should be flat and remain free from obstructions.
- Safety precautions, as for primary pedestrian walkways, should apply for secondary pedestrian walkways.



Typical primary walkway section



Typical secondary walkway section

Guideline 20:

Cross-property connector walkways should be provided that will give access to the creek corridor from the street.

- Each development is encouraged to provide a connecting pedestrian walkway, but at minimum, a connecting pedestrian walkway should be provided at every 500 feet.

Treatment of Gulch Walls

Guideline 21:

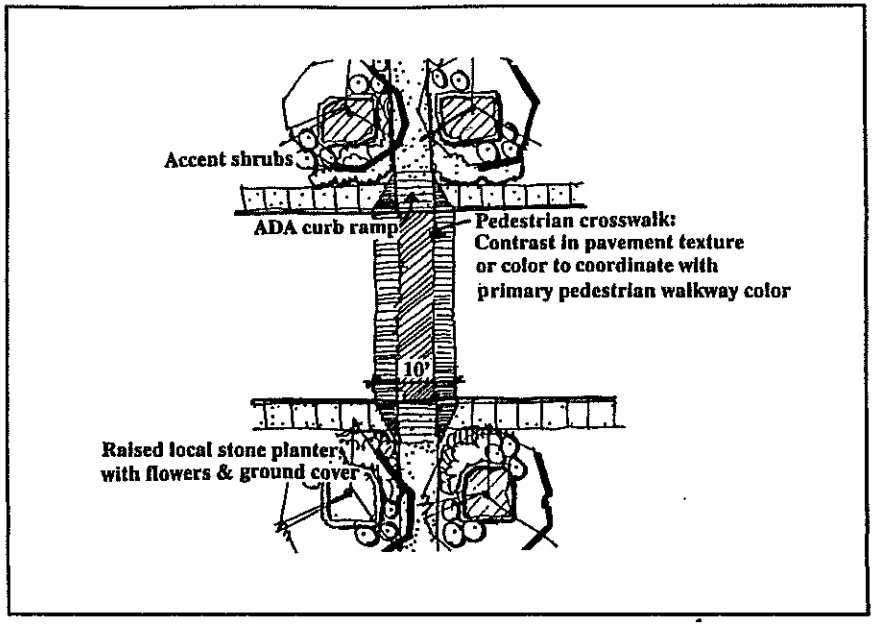
Where the Gulch is not retained with walls, natural slopes should be at a 3:1 slope.

- The slopes should be planted with native vegetation to help stabilize them.

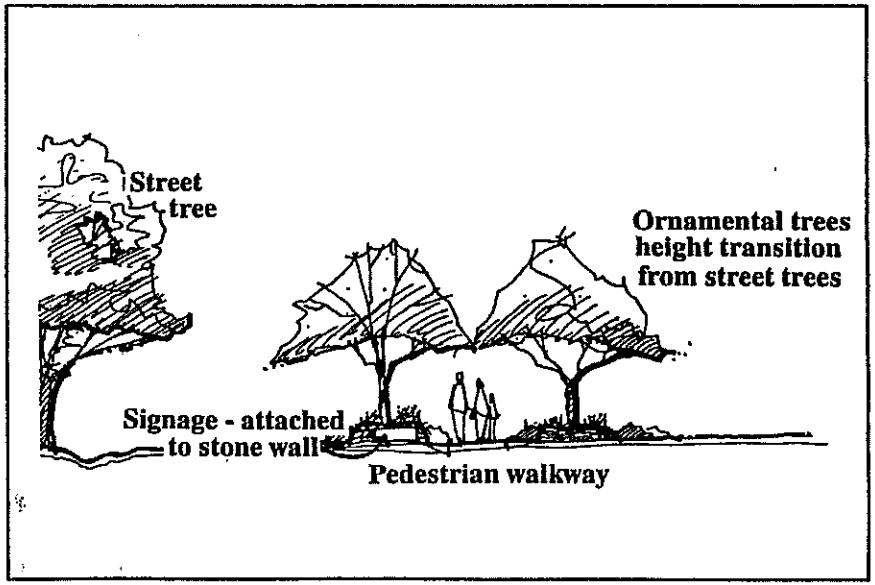
Guideline 22:

The Gulch walls may be retained with wall structures.

- Walls may be faced with wood timber cribbing.
- Walls may be a maximum twelve feet high, and terraced where feasible.
- Stone faced retaining walls, to resemble the native stone wall construction that was seen historically in the Gulch, may also be used.



Typical pedestrian crosswalk plan



Typical pedestrian crosswalk section

Guideline 23:

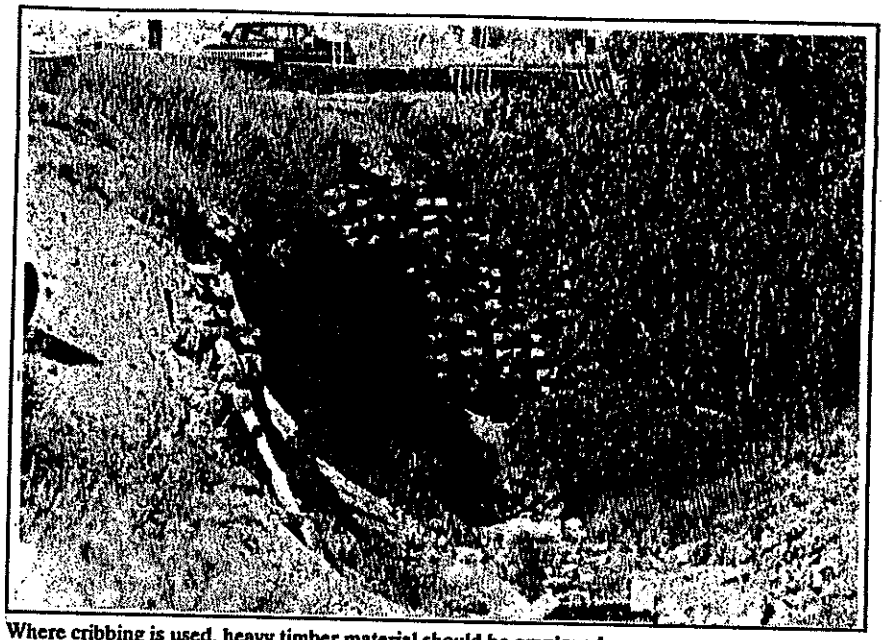
Maintain historical character of log cribbing.

- Where cribbing is used, heavy timber material should be employed.
- Avoid use of concrete or corrugated metal cribbing.
- Asphalt or cement paving is not an appropriate cribbing material.

Guideline 24:

Conceal storm drainage pipes by integrating them into cribbing design.

- Set pipes flush with cribbing.
- Utilize stone rip rap indigenous to area for erosion protection.
- Avoid concrete channelization of the stream bottom.



Where cribbing is used, heavy timber material should be employed.

Guideline 25:

Landscaping should be uniform in character and should be designed for aesthetic and functional purposes.

- Utilize plant material which is suitable to the task of bank stabilization and which will survive in a mine tailings environment.
- Native species are strongly recommended.
- Drought tolerant xeriscape species are recommended.

Recommended Plant List

Mountain Riparian Zone (stream banks and gulch side slopes) - 8,000 to 10,000 feet

Trees
- Ponderosa Pine
- Limber Pine
- Scrub Oak
- Quaking Aspen
- Lance Leaf Cottonwoods
- White Fir
- Colorado Blue Spruce
- Douglas Fir

Herbaceous Plants
- Yarrow
- Miner's Candle
- Gentian
- Bulrush
- Clover
- Horsetail
- Reed-grass
- Sedges
- Wild Rose
- Oregon Grape
- Columbine
- Indian Paintbrush

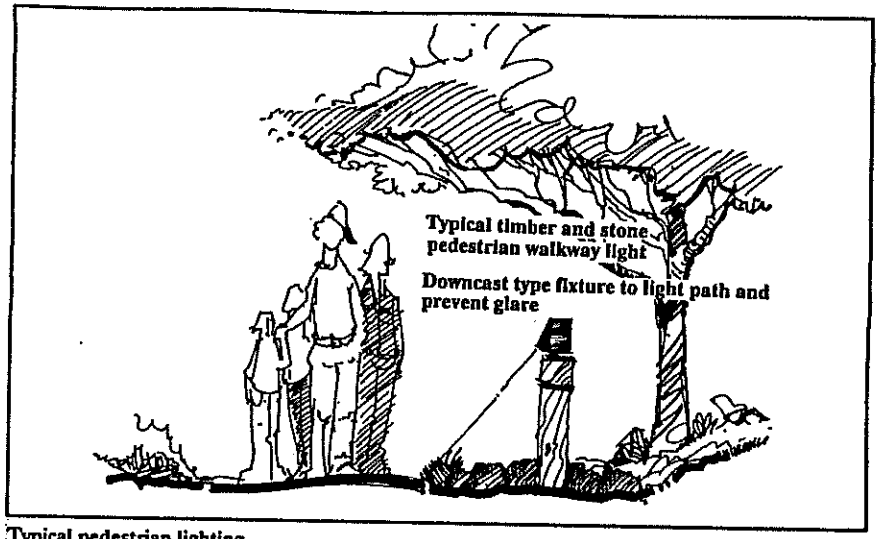
Shrubs
- Rocky Mountain Alder
- Bush Honeysuckle
- Red Osier Dogwood
- Willow
- Elder
- Ninebark
- Mountain Ash
- Wax Current
- Rhubarb (Pie Plant)
- Rock Spirea
- Shrubby Cinquefoil
- Common Juniper
- Serviceberry
- Choke Cherry

And other trees, shrubs and herbaceous plants found in mountain riparian and montane ecosystems

Guideline 26:

Provide pedestrian scale lighting along the walkway to promote safe, night time use.

- A low bollard style light should be used along the pedestrian walkway.
- Bollard lighting should be down cast low level type.
- Colors and materials of lighting fixture should be continuous throughout the corridor.

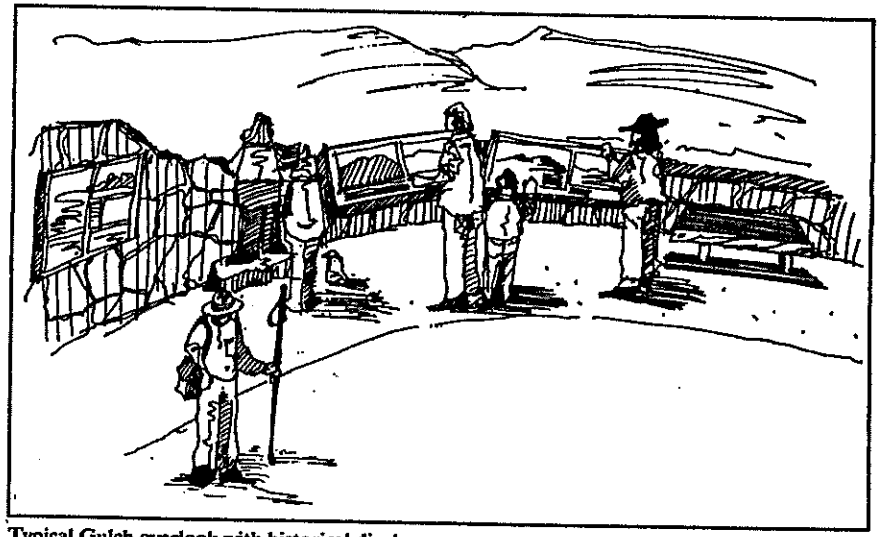


Typical pedestrian lighting

Guideline 27:

Historical displays and information are encouraged to be provided at key areas along the corridor.

- Photo metal markers are appropriate.
- Mining equipment arranged as "sculpture" is appropriate.



Typical Gulch overlook with historical displays

Guideline 28:

Integrate seating and gathering places along the corridor where feasible.

- Site furnishings for these areas should be consistent with the corridor character. They should be simple in design and should not convey false historical styles that were not seen in the Gulch.
- Materials should be metal, wood and stone.

Guideline 29:

Natural rock drop structures are encouraged in the drainage.

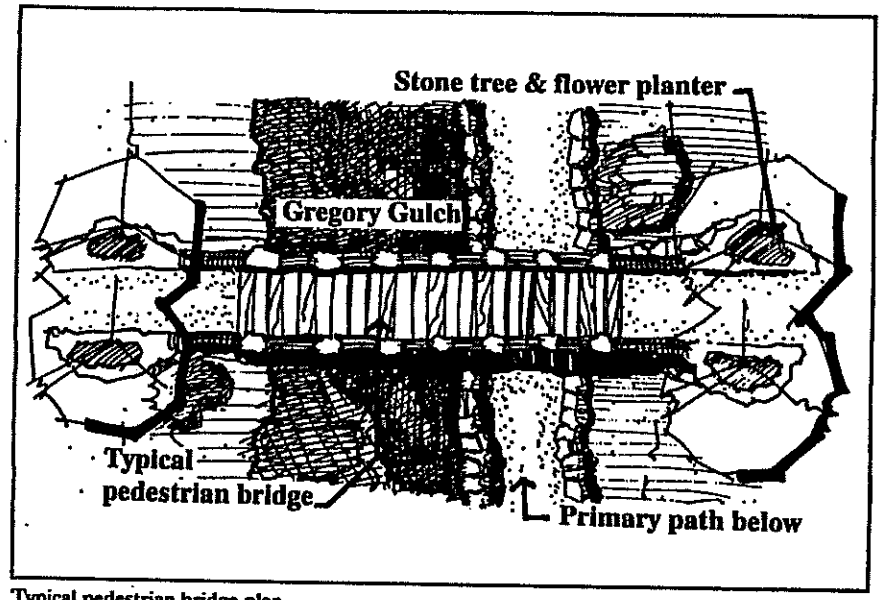
- There should be established pools of water during low stream flows.
- Natural rock falls should be used where secondary drainages intercept the gulch drainage.

To create the attractive, inviting, user friendly pedestrian character dictated by the goals relative to the Gulch, it is imperative that the physical gulch remain predominantly open to natural light, air and views; however, this guideline does not preclude limited bridging, covering, fluming or channelization in specific locations, through the P.U.D. submittal process.

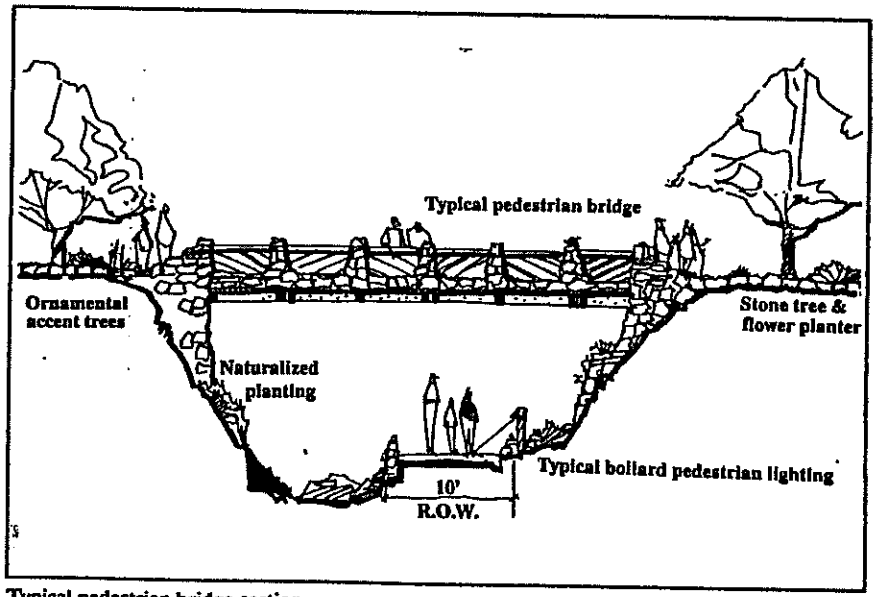
Guideline 30:

The Gulch may be bridged, covered, flumed, or channelized under the following conditions:

- Gulch bridging, covering or fluming at a specific location is historically referenceable; and/or
- The benefit derived from such bridging, covering or fluming in terms of site utilization and pedestrian/vehicular circulation is clearly demonstrated as is the benefit to the Gregory Street Mixed Character Neighborhood in general; and
- Such bridging, covering or fluming is accomplished in such a manner so as to preserve the uninterrupted continuity of the pedestrian walkway system (addressed earlier in these guidelines) and so as not to detract from the attractive, inviting character of the Gulch as noted above; and
- The proposed bridging, covering or fluming is the only design solution, and represents the absolute minimum such construction that will permit reasonable utilization of the site.



Typical pedestrian bridge plan



Typical pedestrian bridge section